

BRAND NEW SPEC SUITES

VERSAR CENTER

6800 VERSAR DRIVE | UNDER NEW OWNERSHIP



Professionally Managed By:



Presented by:

Mike Porterfield
Stephen Beggs

703.836.6555 x101 | mike@tartanproperties.com
703.836.6555 x102 | steve@tartanproperties.com

TARTAN
PROPERTIES

PROPERTY HIGHLIGHTS



LEASE SUMMARY

Lease Rate	\$22/sf (FS)
Spec Suites Available:	2-3
Spec Suite Sizes:	1,538 - 4,401 sf
Shell Space:	20,628 sf (Divisible)
Full Floor:	31,246 sf

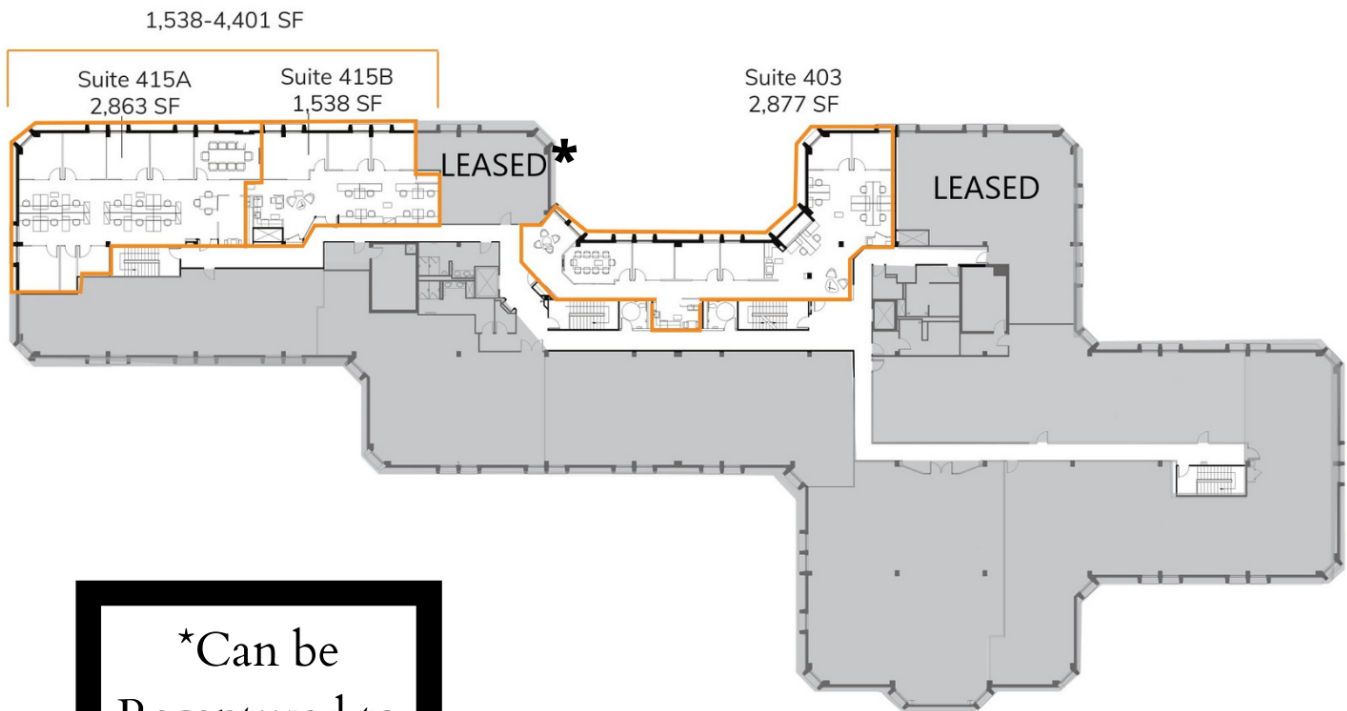
BUILDING AND LOCATION HIGHLIGHTS

- Spec suites completed in September 2020
- Lobby renovations coming Fall 2020
- Beltway facing building signage opportunity for large tenants (400,000+ cars daily)
- New LED lights throughout, brand new air handlers
- Generous free parking, 3.6 spaces per 1,000 sf
- Glass suite entries with elevator exposure
- Half floor available for custom buildout, full floor available for large tenants
- Opportunity for custom built SCIF space
- Reduced rate at St. James athletic center for tenants
- 20 minutes, 10.4 miles to Amazon HQ2
- 25 minutes, 11.7 miles to Fort Belvoir
- 15 minutes, 6.5 miles to the U.S. Army Materiel Command at the Marks Center
- 17 minutes, 11.9 miles to National Airport (DCA)

AVAILABLE SPEC SUITES TODAY

Suite	Unit Size (sf)	Lease Rate	Notes
Suite 403	2,877 sf	\$22/sf (FS)	Brand New Spec Suite
Suite 415A	2,863 sf	\$22/sf (FS)	Brand New Spec Suite
Suite 415B	1,538 sf	\$22/sf (FS)	Brand New Spec Suite
Suite 415	4,401 sf	\$22/sf (FS)	Spec Suite, Combine 415A and 415B

FLOOR PLANS



*Can be
Recaptured to
Combine with
403 or 415

Spec Suites: 415A, 415B, 403

AVAILABLE VACANCY TODAY

Floor	Unit Size (sf)	Lease Rate	Notes
Fourth Floor	Up to 20,628 sf	\$22/sf (FS)	Shell Space Ready to be Divided to Tenant's Needs
Third Floor	31,246 sf	\$18-22/sf (FS)	Entire Floor as Built, Needs Paint/ Carpet

SPEC SUITES



ADDITIONAL PHOTOS



BELTWAY LOCATION



NORTHERN VIRGINIA LOCATION

